

007.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

812,500 / 812,500

USE VALUE:

812,500 / 812,500

ASSESSED:

812,500 / 812,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		ORVIS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MIRABELLA LISA L	
Owner 2: CACCIOLA THOMAS B	
Owner 3:	

Street 1: 83 ORVIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MIRABELLA LINDA CIANO -

Owner 2: CIANO FRANK J -

Street 1: 144 EAST EMERSON RD

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

## NARRATIVE DESCRIPTION

This parcel contains 6,018 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6018		Sq. Ft.	Site		0	80.	1.00	1									480,434						480,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6018.000	332,100		480,400	812,500			6166
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/03/13		

PREVIOUS ASSESSMENT								Parcel ID	007.0-0001-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	332,200	0	6,018.	480,400	812,600	812,600	Year End Roll
2019	101	FV	261,600	0	6,018.	510,500	772,100	772,100	Year End Roll
2018	101	FV	260,800	0	6,018.	372,300	633,100	633,100	Year End Roll
2017	101	FV	260,800	0	6,018.	324,300	585,100	585,100	Year End Roll
2016	101	FV	260,800	0	6,018.	276,200	537,000	537,000	Year End
2015	101	FV	246,500	0	6,018.	270,200	516,700	516,700	Year End Roll
2014	101	FV	246,500	0	6,018.	222,200	468,700	468,700	Year End Roll
2013	101	FV	246,500	0	6,018.	211,400	457,900	457,900	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIRABELLA LINDA	73227-9	1	9/4/2019	Family	850,000	No	No		
CIANO JOHN F,	68883-232		2/10/2017	Convenience		1	No	No	John F. Ciano d.o.d. 5/13/2009.
MIRABELL CIANO	43957-50		10/25/2004	Family		1	No	No	
CIANO JOHN F &	42259-370		3/18/2004	Family		1	No	No	
	11157-7		7/6/1966		22,500	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/9/2020	546	Heat App	12,000	C					10/15/2020	Mail Update	JO	Jenny O											
2/4/2020	167	Addition	425,000	O					11/3/2013	MEAS&NOTICE	HS	Hanne S											
									5/20/2009	Measured	189	PATRIOT											
									9/22/1999	Mailer Sent													
									9/22/1999	Measured	264	PATRIOT											
									8/23/1993		PC	PHIL C											

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 15 - Old Style	1H - 1 & 1/2 Sty	2	Rating: Average	A Bath:	Rating:									42												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									2												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									4												
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:													6										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	<b>OTHER FEATURES</b>		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									OFF									
Color: WHITE	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									20												
<b>GENERAL INFORMATION</b>				Fpl: 1	Rating: Average	Other									28											
Grade: C - Average	Year Blt: 1920	Eff Yr Blt:	WSFlue:	Rating:	Upper									HST												
Alt LUC:	Alt %:			Lvl 2									FFL													
Jurisdct:	Fact: .			Lvl 1									BMT													
Const Mod:			Lower																							
Lump Sum Adj:			Totals	RMS: 7	BRs: 3	Baths: 2	HB																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRs	FL																		
Sec Int Wall:			Functional:	Interior:	1	7	3																			
Partition: T - Typical			Economic:	Additions:																						
Prim Floors: 3 - Hardwood			Special:	Kitchen:																						
Sec Floors:			Override:	Baths:																						
Bsmnt Flr: 12 - Concrete			Total: 26.4 %	Plumbing:																						
Subfloor:			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																			
Bsmnt Gar: 2			Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price																		
Electric: 3 - Typical			Size Adj.: 1.21224904																							
Insulation: 2 - Typical			Const Adj.: 0.98000199																							
Int vs Ext: S			Adj \$ / SQ: 154.441																							
Heat Fuel: 1 - Oil			Other Features: 89500																							
Heat Type: 5 - Steam			Grade Factor: 1.00																							
# Heat Sys: 1			NBHD Inf: 1.00000000																							
% Heated: 100			NBHD Mod:																							
Solar HW: NO			LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val																				
% Com Wall			Adj Total: 451222	Juris. Factor:		Before Depr:	154.44																			
Central Vac: NO				Depreciation: 119123	Special Features: 0	Val/Su Net:	95.38																			
% Sprinkled:				Depreciated Total: 332099	Final Total: 332100	Val/Su SzAd:	177.83																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 007.0-0001-0008.0												<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
2	Frame Shed	D	Y	18X14	A	AV	1990		0.00	T	23.2	101														
More: N	Total Yard Items:			Total Special Features:												Total:				<b>AssessPro Patriot Properties, Inc</b>						